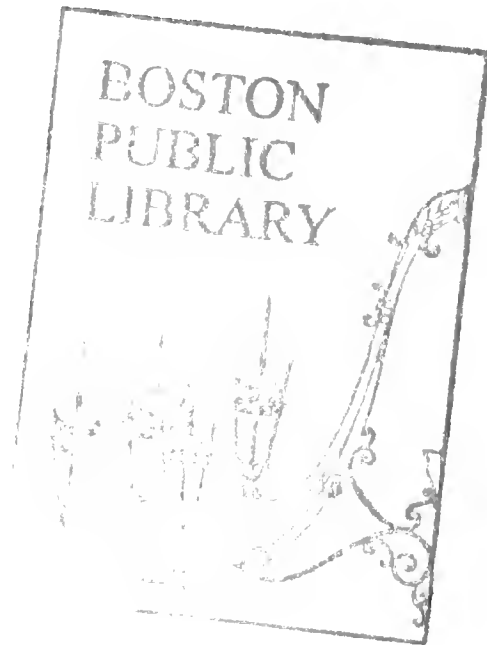


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BOSTON REDEVELOPMENT AUTHORITY

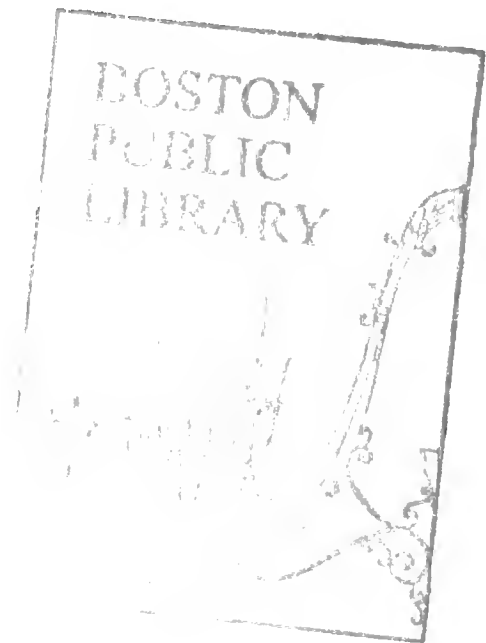


HOUSING FOR THE ELDERLY STUDY - EAST BOSTON

East Boston
B65R. H

planning department

BOSTON REDEVELOPMENT AUTHORITY



HOUSING FOR THE ELDERLY STUDY - 1971-1972

East Boston
B65R. H

INTRODUCTION

The need for special housing for the elderly has been felt for some time in East Boston. In recognition of this need and in response to a request from the community to help in the search for an appropriate site, this study has been undertaken.

Five possible sites for elderly housing have been selected for evaluation in this study. These five were found to be the most desirable out of almost a dozen originally chosen. For each of the sites there is a description of land area, assessed value, land use, number of buildings and ownership. In addition, there is a description of the neighborhood context of the site and an analysis of the type and number of housing units that could be accommodated on the site.

Site 1		157-201 Sumner Street
	Parcel A	50,160 sq. ft. \$61,000 total assessment 4 warehouses - satisfactory condition 1 light industry - satisfactory condition Soul & Leonard Fine, Merchants Wool Scouring - Owners
	Parcel B	80,400 sq. ft. \$98,200 total assessment 2 warehouses - satisfactory to poor condition 1 residential - commercial structures - poor condition Holiday Inn - owner
	Total Site	130,560 sq. ft. 159,200 total assessment 6 warehouses - satisfactory condition 1 light industry - satisfactory condition 1 residential - commercial - poor condition

Site 1 Description

This site is located at the South End of Maverick Square across from the Maverick Square MBTA Station, in very close proximity to public facilities such as fire and police stations and a health unit. Additionally, there are neighborhood commercial facilities on the other side of Sumner Street.

The small number of occupied dwelling units (approximately three) and commercial establishments (two) combined with a number of vacant and/or underused warehouses indicate that relocation problems at this site would be minimal.

Site 1 Appropriate Housing Type and Number of Units

Housing Type - Housing for the Elderly
Four-story elevator
No. of Units - 130 dwelling Units @ 45 du/acre
some commercial establishments

Because of its close proximity to public transportation, health center, public facilities and commercial facilities, this site would be most suitable for housing for the elderly.

The type of structure that would be more suitable to the surrounding buildings and the environment around the Maverick Square area is four story-elevator buildings which at a density of 45 du/acre would provide 130 dwelling units for the elderly. Because of its central location, the development would also provide some commercial facilities on the ground level.

Site 2

219-223 Sumner Street

Parcel A	46,936 sq. ft. \$29,800 total assessment 1 underused brick warehouse - satisfactory condition 1 wholesale meat packing firm - satisfactory condition Stern/Sawyer - owners
Parcel B	45,300 sq. ft. \$33,000 total assessment 2 underused brick warehouse - satisfactory condition Vacant land Alfred Johnson, Daniel Greenwood - owners
Total	92,236 sq. ft. 62,800 total assessment 3 underused brick warehouses - satisfactory condition 1 wholesale meat packing firm - satisfactory condition some vacant land

Site 2 Description

This site is located just across the street from Site 1 and at the South End of Maverick Square.

Its close proximity to public transportation, (Maverick Square MDTA Station) police and fire stations, health unit, and commercial facilities, plus the minimal number of relocations that are involved, establish this site as a very suitable one for housing for the elderly.

Site 2 Appropriate Building Type and Number of Units

Building Type - Housing for Elderly
Four-story elevator

No. of Units - 95 dwelling units @ 45 du/acre



Sheet 2199

Site 3

Horder, Decatur & London

Parcel A	63,200 sq. ft. \$100,200 total 2 residential buildings - satisfactory condition 1 industrial establishment - good condition Privately owned
Parcel B	21,458 sq. ft. \$17,500 total assessment 3 residential buildings - satisfactory condition 3 vacant buildings 7 vacant parcels Turnpike Authority & City of Boston - Owners
Total	84,400 sq. ft. 117,700 total assessment 5 residential buildings - satisfactory condition 1 industrial establishment - good 3 vacant buildings 3 vacant parcels Turnpike Authority - City of Boston & private individuals - owner

Site 3 Description

Parcel A contains 2 residential buildings in satisfactory condition and an industrial establishment in good condition that is expanding.

Parcel B is mostly vacant land owned by the Turnpike Authority and the City of Boston.

The site is about three blocks from the Maverick Square MBTA station, and public facilities in the area include a health unit & police & fire stations. Neighborhood commercial facilities in Central Square are within walking distance of the site.

Site 3 Appropriate Building Type and Number of Units

Housing Type - Housing for the Elderly
Four-story elevator

No. of Units - 77 dwelling units @ 45 du/acre

Because of its location - being very close to an existing housing development for large families - this site is more suitable for housing for the elderly. Such a development, besides providing a more diverse and balanced population, would help considerably in uplifting the surrounding area which is deteriorating rapidly.

A great advantage of this site is that it requires a small number of residential takings. The industrial establishment presents, according to the zoning code, a non-conforming use and should be removed.

STREET

158, 180

STREET

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Site 4

Wordsworth & Westbrook Streets

140,950 sq. ft.

\$8,200 total assessment

Vacant land

Most of it owned by Salesian Society

Site 4

Description

One advantage of this site is that it is entirely vacant, thus requiring no clearance of residential or commercial structures. All but 5,500 sq. ft. of this area is owned by the Salesian Society. This site is located across from Orient Height Beach, thus providing a view of the beach and waterfront.

Access is facilitated by the nearness of the Orient Heights MBTA Station and local bus routes. It is adjacent to residential properties which are in fair condition and to the MBTA tracks. There are neighborhood commercial facilities on Bennington Street a few blocks from the site.

Site 4

Appropriate Building Type and Number of Units

Building Type -- Four-story elevator
Housing for Elderly
Four-story stacked duplexes
Housing for Families

No. of Units -- 145 dwelling units @ 45 du/acre

This site is most suitable for family housing because of its accessibility to open space -- Orient Heights Beach -- and existing recreational facilities -- the MacKay Gym.

The two existing Elementary Schools in the area, the Curtis Guild School and the Bishop Cheverus School are not adequately equipped to take care of the additional population. Therefore, a new Elementary School is recommended for this area.

Site 5

260 Clyde Street

39,750 sq. ft.

\$23,300 total assessment

Vacant land

Sabatina Marcucci - Owner

Site 5 Description

This site composed of vacant land would require no residential or commercial land taking. It is located two blocks from Maverick METRA Station and other public facilities in the Maverick Square Area. Although the area is bounded on one side by the Boston & Albany railroad, the tracks are seldom used. Noise from the railroad would thus be minimal. The site is also bounded by residential property with some scattered commercial & industrial uses. All of these properties are in fair condition. One potential advantage of this site, which is a disadvantage as well, could be the location of the third traffic tunnel under or near this property, in which case, more housing can be developed on the remainder of the block on the air rights of the tunnel. The disadvantage would be the considerable noise nuisance and pollution from car exhausts that such a tunnel could produce.

Site 5 Appropriate Building Type and Number of Units

Building Type - Housing for the Elderly
Four-story elevator

No. of Units - 40 dwelling units @ 45 du/acre

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